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PLANNING COMMITTEE **WEDNESDAY, 10 SEPTEMBER 2025**

Present: Councillor S P Jeremiah, Chair

Councillors: P A Smith (Vice-Chair)
P J Bales
L A Ball BEM
G Bunn
S J Carr
J Couch
G Marshall
T Marsh
D D Pringle
D K Watts
A Cooper (Substitute)
S Webb (Substitute)

Apologies for absence were received from Councillors Bagshaw (with Cllr Cooper substituting) and Skinner. Cllr Webb substituted for the place of Cllr Bofinger.

Councillor P J Owen was present as Ex-officio.

Councillor J M Owen was also present.

The officers present were R Dawson, J Chambers, K Tuck and O Wells..

14 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

15 **MINUTES**

The minutes of the meeting on Wednesday, 9 July 2025 were confirmed and signed as a correct record.

16 **NOTIFICATION OF LOBBYING**

The Committee received notification of lobbying in respect of the planning applications subject to consideration at the meeting.

17 **DEVELOPMENT CONTROL**

17.1 **24/00639/FUL**

Demolition of existing dwelling (99 Church Street) and garages and workshops to rear. Construct 15 residential units comprising 5 dwellings and 10 apartments, and single storey communal block including site office.

99 Church Street, Stapleford, NG9 8GF

Councillor R Macrae requested that this proposal come before the Committee.

There were no late items.

George Machin, on behalf of the applicant, resident Edward Johnston and Councillor Tony MacRae made representation to the Committee prior to the general debate.

Having considered all of the evidence before them, the Committee commenced the debate. A member asked for clarification as to whether the agent for the applicant had referred to endorsement from Nottingham City Council or Nottinghamshire County Council – it was confirmed it was the former. There was concern that the development would have a deleterious impact on drainage and flood risk, though works to remedy these concerns were referenced. The issues of overlooking, asbestos removal, parking, and transport links were also raised.

A motion to defer the decision on this item while changes were made to the report was raised by Cllr Watts and seconded by Cllr Carr. This was defeated, with two in favour, ten voting members against, and one abstaining.

RESOLVED that planning permission be approved.

17.2 24/00865/FUL

Construct three buildings to provide two flats and two bungalows along with parking and new access.

7 Nottingham Road, Trowell, NG9 3PA

Councillor Pringle requested that this application be brought before the Committee.

The Committee gave consideration to all representations before it, with the debate covering loss of amenity, road safety concerns, and the aesthetic character of the area.

The meeting was momentarily adjourned at 18:41 while several members momentarily left the Chamber before returning.

RESOLVED that planning permission be approved.

17.3 25/00288/FUL

Proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2)

22 Muriel Road, Beeston, Nottinghamshire NG9 2HH

Councillor Carr requested that this application be brought before the Committee.

There were no late items or public speakers for this item.

Having considered all of the evidence before them, the Committee commenced the debate. Issues regarding antisocial behaviour and potential impacts on local amenity and policing capacity were also raised. Members noted that some of the comments raised did not pertain to Planning matters and referenced some of the well-regarded children's care homes in the borough that are well-run.

RESOLVED that planning permission be approved.

17.4 25/00354/FUL

Construct two one-bedroom flats and associated development.

Land to the rear of 137-141 Queens Road, Beeston. NG9 2FE

Councillor Bunn requested that this item be brought before the Committee.

Resident Elijah Harrison made representation to the Committee prior to the general debate.

The Committee gave consideration to all representations before it, with concerns raised about parking provision in the borough and the adequacy of public transport – it was noted that Highways requested that parking be provided as part of this scheme. Loss of amenity due to overlooking was also raised.

RESOLVED that planning permission be refused due to parking issues and a loss of amenity from overlooking at the rear of the scheme, with the precise wording of the refusal delegated to the Chair of Planning Committee in agreement with the Head of Planning and Economic Development.

Reasons:

The proposal by virtue of its scale and layout would have an unacceptable impact on the amenity of the occupiers of 137 to 145 Queens Road, in terms of loss of light and privacy and through overlooking, due to the distance to boundaries of the neighbouring properties. The proposal also fails to provide sufficient car parking for the development and would increase on street parking in surrounding areas. Consequently, the development would be contrary Policy 10 of the Broxtowe Aligned Core Strategy (2014), and Policy 17 of the Part 2 Local Plan (2019).

18 INFORMATION ITEMS

19 DELEGATED DECISIONS

The Committee noted the delegated decisions, acknowledging a small number of corrections required.

20 APPEAL DECISIONS

The Committee noted the appeal decisions.

Members requested that reports be brought to a future meeting of the Committee regarding enforcement action and the Kimberley Brewery site.

The Chairman closed the meeting at 7.40pm.